071.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,283,300 / 1,283,300
					USE VALUE:	1,283,300 / 1,283,300
					ASSESSED:	1,283,300 / 1,283,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IANDOLI GENEROSO D & ARLENE D
Owner 2:	
Owner 3:	
Street 1:	47 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IANDOLI GENEROSO/TRUSTEE -
Owner 2:	M/T IANDOLI GERALD -
Street 1:	47 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Stucco Exterior and 2816 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9453.000	543,400	1,100	738,800	1,283,300
Total Card	0.217	543,400	1,100	738,800	1,283,300
Total Parcel	0.217	543,400	1,100	738,800	1,283,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.65 /Parcel: 455.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45310
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	543,400	1100	9,453.	738,800	1,283,300		Year end	12/23/2021
2021	101	FV	523,800	1100	9,453.	738,800	1,263,700		Year End Roll	12/10/2020
2020	101	FV	523,400	1100	9,453.	738,800	1,263,300	1,263,300	Year End Roll	12/18/2019
2019	101	FV	427,300	1100	9,453.	738,800	1,167,200	1,167,200	Year End Roll	1/3/2019
2018	101	FV	427,300	1100	9,453.	633,200	1,061,600	1,061,600	Year End Roll	12/20/2017
2017	101	FV	427,300	1100	9,453.	591,000	1,019,400	1,019,400	Year End Roll	1/3/2017
2016	101	FV	427,300	1100	9,453.	506,600	935,000	935,000	Year End	1/4/2016
2015	101	FV	400,100	1100	9,453.	453,800	855,000	855,000	Year End Roll	12/11/2014

!6049!

PRINT

Date	Time
12/30/21	03:13:32

LAST REV

Date	Time
04/07/20	14:19:09
mmcmakin	

USER DEFINED

Prior Id # 1:	45310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IANDOLI GENEROS	1484-93		1/22/2016	Convenience	1	No	No		
IANDOLI DANIEL	1135-136		12/7/1994		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2016	2061	Redo Kit	20,880	O				
3/26/1993	73		70,000					ADD AND RENOVATE

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
2/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9453		Sq. Ft.	Site		0	70.	1.12	4			View	50					738,766						738,800	

Total AC/HA:	0.21701	Total SF/SM:	9453	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	738,766	Spl Credit		Total:	738,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29338229
Const Adj.:	1.04810214
Adj $ / SQ:	149.116
Other Features:	97388
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667508
Depreciation:	124156
Depreciated Total:	543352

COMMENTS

OF= WHIRLPOOL IN 3/4, & WET BAR IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

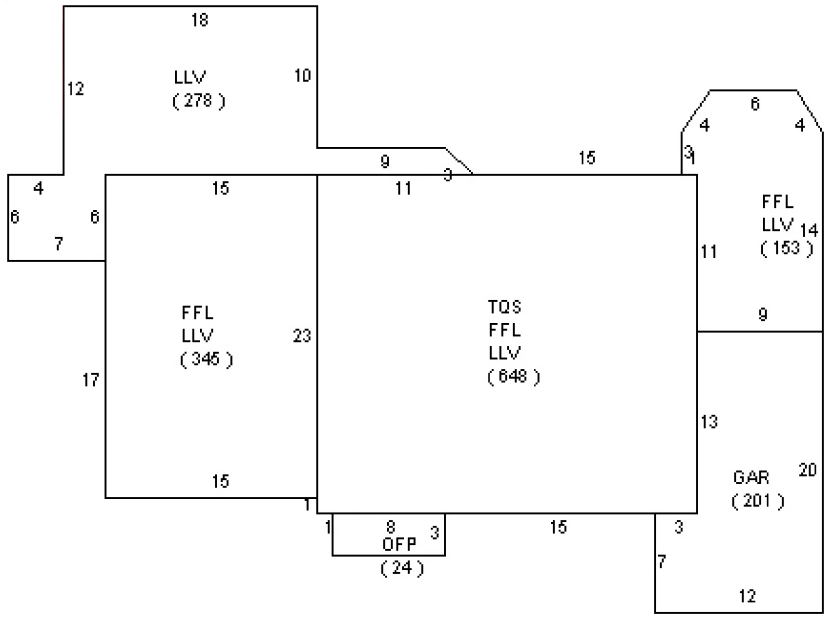
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.32
Special Features:	0	Val/Su Net:	165.62
Final Total:	543400	Val/Su SzAd	332.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	1,424	112.400	160,052
FFL	First Floor	1,146	149.120	170,887
TQS	3/4 Story	486	137.190	66,673
GAR	Garage	201	28.760	5,780
OFP	Open Porch	24	46.120	1,107

Net Sketched Area:	3,281	Total:	404,499
Size Ad	1632	Gross Area	3443	FinArea	2816
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		
TQS	100	UNF	20		

MOBILE HOME

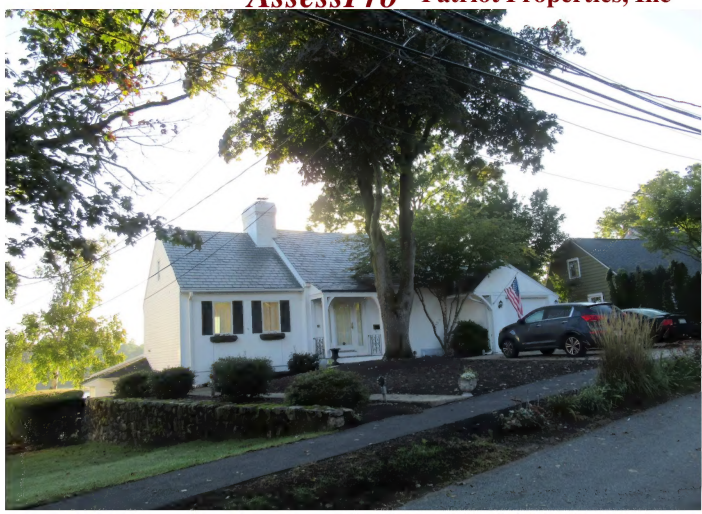
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	32X16	A	AV	1980	2.98	T	31.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc